

PLANNING AND ZONING COMMISSION

196 North Main Street, Southington, CT 06489
(860) 276-6248



Michael DelSanto, Chair
Paul Chaplinsky, Vice-Chair
Jennifer Clock, Secretary
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James Sinclair
Theodore Cabata, Alternate
Joe Coviello, Alternate
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Peter Santago, Alternate

Robert A. Phillips, MS, MPA, AICP
Director of Planning and
Community Development

David Lavalley
Assistant Town Planner

Matthew Reimondo
Zoning Enforcement Officer

AGENDA

**Tuesday, September 19, 2017
7:00 P.M.**

**John Weichsel Municipal Center
Assembly Room
196 North Main Street**

1. CALL TO ORDER

2. ROLL CALL

3. DETERMINATION OF QUORUM

4. APPROVAL OF MINUTES

A. Regular meeting of September 5, 2017

5. PUBLIC HEARINGS

A. John Senese (Calco Construction & Development, Inc.), Petition to modify the zoning regulations contained within the Business Overlay Zone (BOZ), specifically Sections 4.04 and 9-10 of the Town of Southington Zoning Regulations (ZA #593), *continued from September 5*

B. Siobhan S. Costello, Home Occupation application for a one-client-at-a-time Pilates Studio, property located at 58 Todd Road, in an R-20/25 zone (HO #67)

C. Denis Bougle, Special Permit application for a detached 40 x 30 garage which will bring the total garage spaces in excess of three, property located at 125 Roaring Brook Drive, in an R-80 zone (SPU #584)

D. Maria Czop, Special Permit application for a detached 24 x 23 garage and gazebo which will bring the total number of garage spaces in excess of three, property located at 510 Winding Ridge, in an R-80 zone (SPU #585)

6. BUSINESS MEETING

- A. John Senese (Calco Construction & Development, Inc.), Petition to modify the zoning regulations contained within the Business Overlay Zone (BOZ), specifically Sections 4.04 and 9-10 of the Town of Southington Zoning Regulations (ZA #593), *continued from September 5*
- B. Siobhan S. Costello, Home Occupation application for a one-client-at-a-time Pilates Studio, property located at 58 Todd Road, in an R-20/25 zone (HO #67)
- C. Denis Bougle, Special Permit application for a detached 40 x 30 garage which will bring the total garage spaces in excess of three, property located at 125 Roaring Brook Drive, in an R-80 zone (SPU #584)
- D. Maria Czop, Special Permit application for a detached 24 x 23 garage and gazebo which will bring the total number of garage spaces in excess of three, property located at 510 Winding Ridge, in an R-80 zone (SPU #585)
- E. Town of Southington, FF and Site Plan application for Water Pollution Plant upgrades to meet NPDES permit requirements; construction of a 10,550 square foot phosphorus removal building and miscellaneous site improvements including odor control, property located at 999 Meriden-Waterbury Turnpike (Assessor's Map 032, Parcel 86) in an R-20/25 zone (FF #254/SPR #1738, *tabled from September 5*)
- F. Southington Water Department, new building to host new back up well 2A, a generator on site and chemical treatment facilities, property located at 1021 Meriden-Waterbury Turnpike, in a B zone (FF #256/SPR #1739)
- G. Parker Arai, Floodplain application to construct an ADA compliant canoe launch/pathway and recessed platform, 64 Mill Street, property of the Town of Southington, in an I-1 zone (FF #255)
- H. Request for reduction of subdivision bond to a new amount of \$42,000, Glenwood Park Estates (S #1301)
- I. Road acceptance, Walkers Crossing from Summit Street to its terminus, a total distance of 1,110 feet, pending receipt of an \$18,000 Maintenance bond (S #1292)
- J. Request for reduction of \$105,000 subdivision bond to \$18,000 maintenance bond, Walkers Crossing (S #1292)

7. ADMINISTRATIVE ITEMS

8. REGIONAL PLANNING COMMISSION UPDATE

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING

10. RECEIPT OF NEW APPLICATIONS

11. ADJOURNMENT